185.A	0003	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,900 / 843,900
					USE VALUE:	843,900 / 843,900
					ASSESSED:	843,900 / 843,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSAFACK-KEMASSONG GEORGES D
Owner 2:	DJUIKAM-SATEU YOLLANDE
Owner 3:	
Street 1:	94 HATHAWAY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REILLY WILLIAM & ANN -
Owner 2:	-
Street 1:	94 HATHAWAY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,850 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2016 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12850.000	280,000		563,900	843,900
Total Card	0.295	280,000		563,900	843,900
Total Parcel	0.295	280,000		563,900	843,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.60 | /Parcel: 418.6

Legal Description

User Acct 131468

GIS Ref

GIS Ref

Insp Date 08/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.A-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,000	0	12,850.	563,900	843,900	843,900	Year End Roll	12/18/2019
2019	101	FV	256,800	0	12,850.	563,900	820,700	820,700	Year End Roll	1/3/2019
2018	101	FV	261,000	0	12,850.	475,200	736,200	736,200	Year End Roll	12/20/2017
2017	101	FV	261,000	0	12,850.	435,000	696,000	696,000	Year End Roll	1/3/2017
2016	101	FV	261,000	0	12,850.	370,500	631,500	631,500	Year End	1/4/2016
2015	101	FV	218,500	0	12,850.	322,200	540,700	540,700	Year End Roll	12/11/2014
2014	101	FV	215,200	0	12,850.	298,000	513,200	513,200	Year End Roll	12/16/2013
2013	101	FV	215,200	0	12,850.	283,500	498,700	498,700		12/13/2012

!14399!

PRINT

Date	Time
12/11/20	04:15:23

LAST REV

Date	Time
08/30/18	14:39:22

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14399

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY WILLIAM	1442-107		9/27/2013	Change>Sale	601,000	No	No		
REILLY ANN BASI	1092-126		3/18/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	131468
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2016	771	Re-Roof	10,500					
3/16/2004	390	Addition	40,000	C				
10/18/1996	568		46,000	C				REM/KIT/DIN/+PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	Meas/Inspect	BS	Barbara S
11/13/2008	Meas/Inspect	355	PATRIOT
3/16/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12850		Sq. Ft.	Site		0	70.	0.63	7									563,852						563,900	

Total AC/HA: 0.29500 | Total SF/SM: 12850 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 563,852 | Spl Credit | Total: 563,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26619720
Const Adj.:	0.99989998
Adj $ / SQ:	120.277
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382242
Depreciation:	102211
Depreciated Total:	280030

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

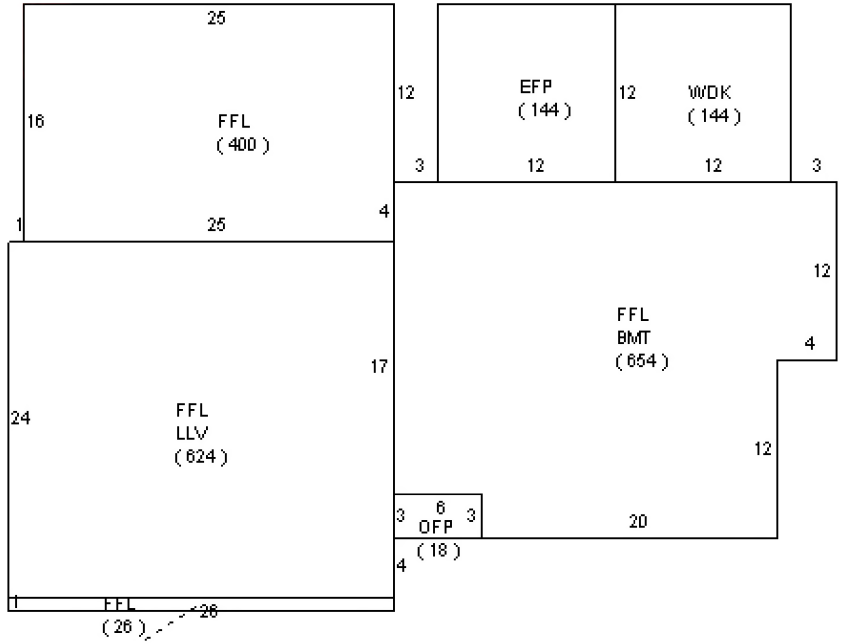
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,704	120.280	204,952
BMT	Basement	654	36.080	23,598
LLV	Lower Level	624	79.160	49,394
EFP	Enclos Porch	144	46.130	6,642
WDK	Deck	144	12.940	1,864
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,288			Total:	287,242
Size Ad	1704	Gross Are	3288	FinArea	2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	120.28
Special Features:	0	Val/Su Net:	85.16
Final Total:	280000	Val/Su SzAd	164.32

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	